

# \$1,150,000 - 91 Coulee Crescent Sw, Calgary

MLS® #A2258648

**\$1,150,000**

4 Bedroom, 3.00 Bathroom, 2,345 sqft

Residential on 0.09 Acres

Cougar Ridge, Calgary, Alberta

A final opportunity in Cougar Ridge's™ newest luxury enclave, Coulee Park. Crafted by Ledgestone Signature Homes, this brand-new walk-out residence delivers 2,345 sq. ft. above grade with nearly 1,000 sq. ft. down, roughed-in for a Legal Secondary Suite with separate entrances and future-ready for multigenerational living or revenue.

The striking exterior (acrylic stucco, Hardie siding, cultured stone) and exposed-aggregate drive set the tone. Inside, 9-ft painted ceilings, 8-ft doors (main & upper), and wide-plank LVP flow through a thoughtful main floor: a sunlit great room and generous dining area, quiet flex/office, chic powder room, and a custom mudroom with built-in lockers. The chef's™ kitchen pairs Schenk cabinetry with quartz counters, a large island, premium stainless appliances with gas cooktop, and a walk-in pantry.

Upstairs, the owner's™ retreat features a spacious bedroom, walk-in closet with MDF built-ins, and a serene 5-pc ensuite with freestanding tub and double vanity. Three additional bedrooms share a stylish 5-pc bath, while the laundry room (cabinetry, quartz folding surface, utility sink) adds everyday ease.

The walk-out lower level awaits your vision! Planned for a 5th bedroom with walk-in, full bath, full kitchen layout with pantry, and dedicated laundry. Outside, enjoy complete front-to-rear landscaping, a rear deck, and a fully fenced backyard.



Next door to the Calgary French & International School and within minutes of Webber Academy, Rundle College, and Ernest Manning. Shops and dining at West 85th and Aspen Landing are close at hand, with an easy 16-minute commute downtown. Experience Coulee Park living for yourself. Schedule a showing with your favorite luxury Realtor® today!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258648    |
| Price          | \$1,150,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,345       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 91 Coulee Crescent Sw |
| Subdivision | Cougar Ridge          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3H 6B9               |

**Amenities**

|                |                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                          |
| Parking        | Additional Parking, Double Garage Attached, Garage Door Opener, Garage Faces Front, Aggregate, Front Drive |

# of Garages 2

## Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Chandelier

Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Exterior Entry, Full, Unfinished, Walk-Out

## Exterior

Exterior Features BBQ gas line, Private Entrance, Private Yard

Lot Description Back Yard, Landscaped, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Cement Fiber Board, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed September 19th, 2025

Days on Market 13

Zoning R-G

## Listing Details

Listing Office Wahi Realty Inc.

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